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HYDERABAD, TUESDAY, NOVEMBER 11, 2008.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN UPPAL KHALSA VILLAGE, UPPAL MANDAL, R.R. DISTRICT.

[Memo. No.8616/1, /2008, Municipal Administration & Urban Development (I), 7th November, 2008.]

The following draft variation to the land use envisaged in the notified Revised Master Plan 2020 of non-municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Sy.Nos. 588/1 & 591 of Uppal Khalsa Village, Uppal Mandal, R.R. District to an extent of 31560.55 Sq.Mts., which is presently earmarked for residential use zone in the notified revised Master Plan 2020 for non-municipal area is now proposed to be designated as Commercial use zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. As the site u/r is located along inner ring road, the change of land use may be considered for Ac. 7.32 gts from residential use to commercial use, subject to condition that the applicant shall provide land free of cost for a 40 ft road all along the nala. Further, the GHMC which according Building permission shall take into account the dead sewerage line passing through the site.

SCHEDULE OF BOUNDARIES

- North** : Sy.No. 588 part of Uppal Khalsa Village.
- South** : Sy.Nos. 588 part of Uppal Khalsa Village and Sy.No. 513 of Uppal Bhagath.
- East** : Sy.Nos. 515, 524 of Uppal Bhagath Village.
- West** : Sy.No. 588 part of Uppal Khalsa Village.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.